

**TWIN SHORES BEACH AND MARINA, INC.**

## MONTHLY DIRECTORS REPORT

APRIL 17, 2013

Date of Accounts: March 29, 2013

April 16, 2013

Operating account:	\$ 29,986.45	\$ 75,555.98
Money Market	\$ 80,147.60	\$ 80,147.60
Petty Cash	\$ 75.25	\$ 53.25
Special Assessment	\$ 13,428.93	\$ 22,258.88

<b>TOTAL</b>	<b>\$ 123,638.23.....</b>	<b>..\$ 178,015.71</b>
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Loan Balance	April 16, 2013	\$ 324,717.24
Villa Reserve	Account : 4/16 /2013	\$ 10,605.44

1.. As of April 16, 2013 there is a total of \$794.00 due in HO's fees,late fees , and Administrative fees from 3 people. There is \$250.00 due in Special Assessment fees, late fees and Administration fees from 2 people making a total of \$1,044.00 currently owed in both Homeowners and Special Assessment fees. There has been a wonderful decrease in arrears and we thank all who make their payments in a timely manner.

**2. We have a number of people paying in advance. As of April 16, 2013 we have \$14,204.14 prepaid in Special Assessments and HO'S fees . Six of these are yearly prepaids on the special assessment.**

**3. As a reminder, anyone owing any fees will not be approved for any rental. . The Management Company administrative fee is \$10 per bill .All late fees are \$25 . This has increased timely payments..**

**4. The year end financials will be prepared by our Accountant and will be available with in the next 60 days.**

**Mandy Brewer, Treasurer, Twin Shores Beach and Marina**

## Board Approval – Rental & Sales

### Rental:

1. #9 Richard to Lois Elms Jan.,1, 2014 – April 30, 2014
2. #75 Lawson to William Good May 1, 2013 – May 1, 2014  
Has motorcycle; would be willing to park in front of Office or give him 30 days to find off site parking. Would be gone for periods of time due to work schedule – would then like to park motorcycle behind unit. No fee pd. To date; rest of application is complete
3. #85 Durand to Kenneth & Joyce Dudley Jan. 1, 2014 – April 1, 2014
4. #95 Hamilton to Susan Huuskonen & Tony Viscione Jan. 1, 2014 - April 1, 2014

### Sales:

1. #45 Estate of Ruth White to James Boltz & Julian Rios  
Board interview will be May 3
2. #63 Phoyba/Kroll  
Patricia Pohyba to David & Charlotte Karen Kroll - recommend waiver of Board interview

## Board Approval – Work to be done by Shareholder

## COMMITTEES

4/18/13

### FINANCE

Pat Novi, chair  
Kaye Brininger  
Janet Delande  
Joan Fulchino  
Fred Huber  
Mandy Brewer, Board liaison  
Alt. Barbara Bruce  
Steve Chapin

### BEAUTIFICATION

Nancy Martin, chair  
Pat Horton  
Linda Huber  
Elaine Rufener  
Lavelle Stewart  
Donna Wierengo  
Volunteer, Al VanItten

### ARCHITECTURE REVIEW

Pat Novi, chair  
John Balerna

### MARINA

Gary Bruce, Dock Master  
Robert Martin  
Charles Craig

### SOCIAL

Joan Fulchino, chair  
Ann Dolan, , co chair  
Secretary  
Amy Parker, Treasurer

### STORAGE

Nancy Martin, chair  
Joan Fulchino  
Linda Huber  
Trish Kelley

### WEB SITE

Steve Koerner, chair  
Mandy Brewer

### INTERVIEW

Board members  
John Balerna  
Charles Craig  
Kathy Flynn  
Amy Parker

NEW

NEW

### RENTALS

Purpose: Review Rentals in Twin Shores  
Determine Primary Issues  
Make Recommendations

### WATER/SEWER

Purpose: Plan for Future Needs  
Review existing schematics  
Make Recommendations